



ADAMS TOWNSHIP PLANNING COMMISSION

October 4, 2023

The regular meeting of the Adams Township Planning Commission was held on Wednesday, October 04, 2023, at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 5:00 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Bob Downie, Jeff McCormick, Marilyn Watson, Liz McMeekin, and Jim Craig. Also, present were Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Code Enforcement Assistant Joe Julian, and Township Engineer Ron Olsen. Solicitor Sean Gallagher and Recording Secretary Suzanne Hanovick.

Pledge of Allegiance

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Bob Downie, the minutes from the September 06, 2023, Planning Commission meeting were approved. Five were in favor and one abstention.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Rightmyer Estates Final

Proposing a Planned Residential Development with 30 homes.

The location is Davidson Road and Glade Run Road.

Mr. Steven Victor, who is with Victor Wetzel Associates, was present to represent Rightmyer Development. Mr. Victor stated they are still waiting for the FEMA approval for LOMR and would like to have the plan tabled. Mr. McKinney stated the developer has requested Rightmyer Estates to be tabled.

Mandera Final Major Subdivision

Proposing 9 Single Family Lots.

The location is off Callery Road.

Mr. Steven Victor, who is with Victor Wetzel Associates, was present to represent Mandera Subdivision. Mr. Victor stated an extension has been given through November while they complete the formal paperwork. Brenda Benick questioned if the list of concerns she submitted last month has been completed. Mr. McKinney said it has been taken under advisement. Mr. McKinney said the developer has asked for the subdivision to be tabled.

NEW BUSINESS

Franklin Acres Pump Station Upgrade

Proposing upgrades to an existing pump station.

The location is 150 Raupp Lane.

Mr. McKinney explained they are proposing to upgrade their pump station.

Anna Hatten who is with Herbert, Rowland & Grubic, Inc. was present to discuss Franklin Acres

Pump Station Upgrade. Ms. Hatten stated she was working on land development. She stated the pump station is undersized and they are putting in a much larger one with a new forced main for future development. Mike Sutton who lives at 216 Horseshoe Drive wanted to know if Cranberry Township owned the pump and if the original plan for gravity sewer through Adams Township to BCRA is no longer being considered. Mr. McKinney responded that for now it will not be used but the easement is still in place if needed in the future. Mr. Olsen stated he has received their response letter. He said they have insulated the pump house so that residents don't hear it. He explained they have agreed to putting in a new force main through the wetlands and agreed to put in clay plugs. Ms. Hatten said there are two modification requests.

Mr. McKinney stated the 1st modification request is to proceed with preliminary and final approvals.

On a motion by Jeff McCormick and seconded by Marilyn Watson, 1st modification was approved.

Five were in favor and Mr. McKinney abstained.

Mr. McKinney stated the 2nd modification request is not to be required to post an engineer's cost estimate bond.

On a motion by Marilyn Watson and seconded by Liz McMeekin, the 2nd modification was approved. Five were in favor and Mr. McKinney abstained.

Mr. Gallagher stated before moving to the BOS the Butler County Review would be needed.

Macri Subdivision

Proposing a four-lot subdivision

The location is off Forsythe Road.

Mr. Steven Victor, who is with Victor Wetzel Associates, was present to represent the Macri Subdivision. Mr. Victor stated they are proposing to divide 37 acres into 4 parcels. He said the four lots are served by public sewer and the existing house has a well. Mr. Olsen stated everything is in order. Mr. Gallagher asked if they would provide a 50ft easement on each side for future MS4. Mr. Victor agreed and said they would add it to the recording plan.

On a motion by Marilyn Watson and seconded by Bob Downie, Macri Subdivision was given preliminary and final.

OTHER

Mr. Dave Anderson attended the Planning Commission to present the following.

Here is a summary of their activities and highlights from the presentation that Mr. Anderson provided.

The Connoquenessing Watershed Alliance is a grass-roots, volunteer group of individuals, groups and businesses that are concerned about issues in our local watershed that could affect water quality. Since our inception in 1999, the CWA has been active in water testing, riparian buffer restoration, and educational activities throughout the watershed. As time has passed, our group's focus has shifted towards in-stream habitat improvement projects, primarily in the Sullivan Run and Thorn Creek sub-watersheds to date. Partnering with numerous local, state, and federal groups has allowed the CWA to install over 125 instream habitat improvement devices, along with 3,000 feet of Large Woody Debris, to create model fish habitat and riparian areas to benefit all wildlife and water quality. The last several years has seen the group undertake a large citizen science project, focused around the use of our stream improvements by stocked rainbow trout. These results have been shared with numerous government

agencies, as this is the first time a study of this magnitude has been conducted to document actual returns on the substantial investments in these projects.

CWA meetings are always open to the public, and we welcome new members with a concern for maintaining the health of our local waterways.

The next meeting of the Alliance will take place on **Monday, October 16, 2023** at 6 PM at the Butler County Conservation District office. Additional information is available at our website, www.connoqwatershed.org, or by following us on Facebook at Connoquenessing Watershed Alliance.

ADJOURNMENT

On a motion by Marilyn Watson and seconded by Bob Downie, the meeting was adjourned at 5:50 p.m.

All were in favor.